

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 HERBERT AVENUE STRATHDALE VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Strathdale

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

25 DOAK STREET EAST BENDIGO VIC 3550	\$1,200,000	30-Apr-26
28 BEISCHER STREET STRATHDALE VIC 3550	\$1,120,000	22-Dec-25
119 LANSELL TERRACE EAST BENDIGO VIC 3550	\$1,200,000	15-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 August 2026



Real Estate

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**25 DOAK STREET EAST BENDIGO
VIC 3550**

3 2 2

Sold Price

\$1,200,000

Sold Date

30-Apr-26

Distance

0.69km



**28 BEISCHER STREET
STRATHDALE VIC 3550**

3 2 2

Sold Price

\$1,120,000

Sold Date

22-Dec-25

Distance

0.49km



**119 LANSELL TERRACE EAST
BENDIGO VIC 3550**

4 2 1

Sold Price

\$1,200,000

Sold Date

15-Jul-25

Distance

0.76km



**4 ORANA COURT STRATHDALE
VIC 3550**

3 3 2

Sold Price

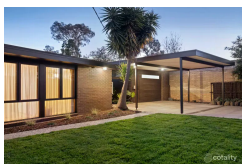
\$1,015,000

Sold Date

17-May-25

Distance

0.22km



**51 MILL STREET KENNINGTON VIC
3550**

6 4 2

Sold Price

\$1,300,000

Sold Date

04-Sep-25

Distance

0.39km



**61 MILL STREET KENNINGTON VIC
3550**

4 3 2

Sold Price

\$1,050,000

Sold Date

04-Jun-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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